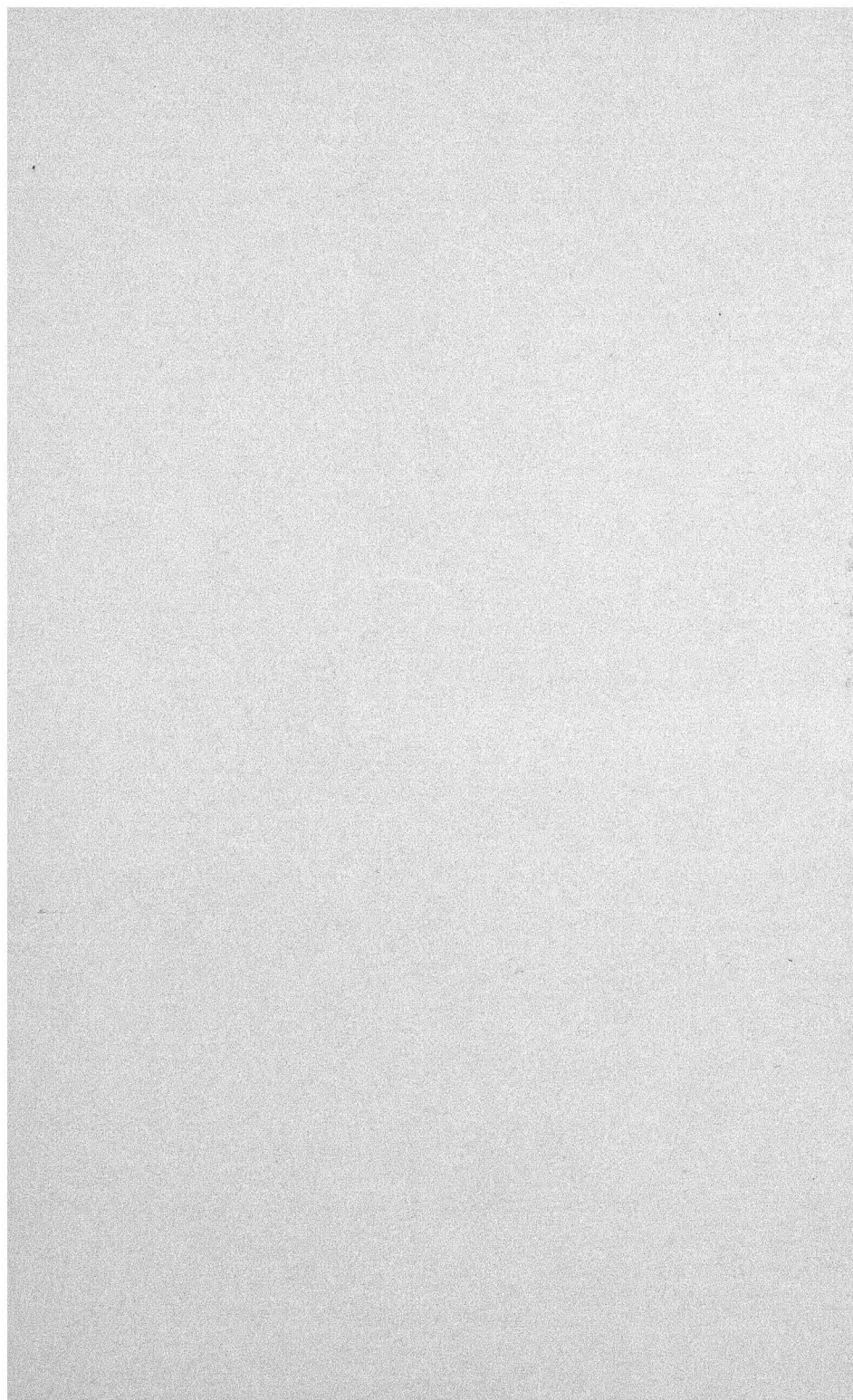


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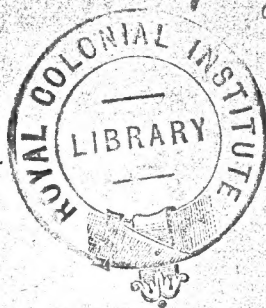
**MANITOBA
AND THE
NORTH-WEST TERRITORIES**

1890



165
MANITOBA

AND THE



NORTH-WEST TERRITORIES.

MESSRS. BOYLE BROTHERS' AGENCY.

OFFICE IN ENGLAND—

BROADWAY CHAMBERS, WESTMINSTER

(Opposite the St. James's Park Station of the Metropolitan Railway).

CHIEF OFFICE IN MANITOBA—

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MANITOBA AND THE NORTH-WEST TERRITORIES.

*Reasons why Investments in Real Estate must necessarily prove
Lucrative if selected with Judgment.*

The two most remarkable features of the progress of the nineteenth century are the rapid increase in the numbers of populations and the extraordinary rise in the value of real estate, both for agricultural and house-building purposes.

Nor are these features confined to any particular portion of the civilized globe.

England and her colonies have increased from populations of 17,000,000 at the commencement of the century to 43,000,000 at the present time, and the United States from 5,000,000 to 45,000,000 during the same period.

The value of land in England in ten years has increased by £143,000,000. In 1822 snipe were shot on what now forms the most valuable portion of the Duke of Westminster's Estate in London, and at the same period Chicago, now one of the greatest cities in the Union, if not in the world, was comparatively unknown.

The supply of land in this country is limited, and its increase in value has, therefore, been proportionately great; but in the New World fortunes

of immense size have been accumulated in less than a lifetime by shrewd and far-seeing individuals, who have grasped opportunities as they offered for investing in valuable real estate.

The centre of the great English-speaking population has passed to the other side of the Atlantic. The centres of wealth and trade are rapidly following. Properties which were, but few years ago, bought for hundreds have been sold for thousands of dollars, after paying, in many cases, an exceedingly high rate of interest, either through rent of houses or profits of the farm.

In the West such opportunities for investment are daily occurring, but perhaps on account of the small outlay required no place offers such unusual advantages at the present moment as the newest of England's colonies, Manitoba, and the North-West territories.

Advantages of Manitoba as a Field for Investment.

Apart from the much higher return per acre claimed by Manitoba over the Western States of America, the fact of its being a British colony is of great importance.

Attention has lately been called in the daily papers to the fact of a settler being required to renounce his allegiance to this country in the United States, if he wishes to participate in all the advantages of citizenship. In the English colonies it is not so, and the newest arrival in the province has a vote and a voice in the management of his adopted country.

We would also call attention to the fact that emigration to Manitoba does not mean, as it does to so many of our colonies, banishment. The young settler can, without much expense, return to his native country for the winter, and his business would not suffer, as in other colonies. In the case of two

friends or brothers, a bi-annual return could be arranged, the advantages of which it is hardly necessary to enumerate.

The future of this fertile wilderness is no longer a matter of speculation. The accuracy of the anticipation of its becoming the granary of the world is not alone found in the Reports even of such men as Professor Macoun, Lord Milton, Dr. Cheadle, and the numerous practical and intelligent Farmer-Delegates who have recently visited it, but in the rapid settlement which is taking place, the extraordinary development which is observed in all directions, and in the capital, energy, and labour which are being expended in converting virgin prairie into profitable farm lands.

The same may with equal truth be said of its cities. Winnipeg, the Capital of the Province of Manitoba, and the city of most importance in the whole of the North-West, in 1870 was unknown. In 1874 it had 5,000 inhabitants, and now claims 10,000, though the census to be taken in the coming year will as likely prove it to be under as over estimated.

In this year, above £200,000 has been expended in the erection of buildings, and a quarter of a million sterling invested in real estate within the city boundaries, whilst the value of the imports which have passed through its business houses for distribution to the surrounding country has increased from \$225,000 in 1872, to \$3,599,000 in 1880.

The exports and Inland Revenue receipts show a proportionate increase, and nothing is required but the completion of the railways at present under construction to make trade still more lucrative to the inhabitants of the city, and to largely increase the value of their properties.

The most important of these railways, the Canadian Pacific, has been placed in the hands of a Syndicate, and Sir Charles Tupper, the Minister of

Railways of the Dominion of Canada, in a speech at Winnipeg, said "that the Government had bound themselves, in their arrangements with the Syndicate for the construction of the Pacific Railway, to have a direct line between Lake Superior and the Red River by July next."

Winnipeg is already connected by railway with the United States; but the above line, whilst not only being shorter, will have the advantage of passing entirely through Canadian territory.

OBJECTS OF THE AGENCY.

The future of the country being so hopeful, and the opportunities for investment of so reliable a character, the undersigned, after travelling over a large portion of the country and examining as carefully as possible the accuracy of the facts laid before them, both in public and private documents, have established an office in London with a branch in Winnipeg, Manitoba, for the purposes—

1. Of giving advice and assistance to intending Emigrants.
2. Receiving pupils on a well-appointed farm in the vicinity of Winnipeg.
3. Investing for capitalists either in city properties or farm lands.

The value of such agencies for the distribution of reliable and impartial advice has long been recognized, and few colonies in which good settlers are wanted are at present without them. The agency

of Messrs. Close Benson being particularly well known in connection with Iowa.

Speaking of the necessity of care to be shown by new settlers, Mr. John Maxwell, of Carlisle, a Farmer-Delegate, in his report to his constituents, says:—

Before leaving this district, I should like to give a word of warning to any who may be inclined to try their fortunes in this region, against the sharks who beset the unwary at every turn, as in all new countries, not only in the land interest, but touching every essential to the new settler; and I advise them to be chary of taking the advice of interested parties. In our travels west we met more than one who, on inquiry, we found had paid considerably more of the advice of these parties for their outfit than was at all necessary, had they used their own discretion.

And Mr. Biggar, the Delegate from the Stewartry of Kircudbright, says:—

Winnipeg is the best place to buy waggons, cattle, implements, &c.; but settlers should take advantage of the competition in trade which exists. We found that some settlers had paid considerably more than they should have done for some of their waggons, &c. It is a great mistake for Emigrants to take heavy or bulky articles with them—the carriage costs more than they are worth.

Mr. W. P. Cubitt, who drove out and inspected our farm, was unfortunate in having unusually wet and gloomy weather, the autumn being in ordinary years wonderfully fine, as the Meteorological Reports of the years from 1872 prove. He says:—

We drove out some twenty miles to Headingley to look over a farm of more than 2,000 acres, belonging to the brothers Boyle, conveniently situated on the banks of the Assiniboine and a stream called Sturgeon Creek. This firm has opened an office at Winnipeg with the intention of looking after young men desirous of settling in the country. They will give them the benefit of their advice and experience, and thus prevent their being victimized by land sharks, who have bought up large tracts of land on speculation in the hope of making fortunes at the expense of the emigrants. Messrs. Boyle intend taking pupils, for whom they will purchase land, and are open to act as buyers for other parties in England. We had the pleasure of crossing the Atlantic with

Mr. Henry Boyle, on his way from New Zealand, and can recommend these young Englishmen to any requiring advice and assistance. Upon examination of their farm we find 3 feet of rich, black soil before touching solid clay. But it struck us that thorough drainage would improve it very much.

Advantages offered by the Firm.

To meet the want exposed in the above extracts, and to remove as much as possible the difficulties inseparable from emigration to a new country for the first two or three years of a settler's life, the Firm offer the following advantages.

By addressing a letter to Broadway Chambers, Tothill Street, Westminster, fronting on the St. James's Park Station of the Metropolitan Railway, an interview may be arranged with one of the Firm, who will give information as to emigration, the best railway and steamship routes, and how to render the journey as easy and inexpensive as possible. Advice is also given as to outfit, and every other particular which experience has shown to form usual subjects of inquiry.

Placing himself under the guidance of the Firm, the Emigrant will, on his arrival in Winnipeg, be shown a list of the best and most suitable farms for sale, or, should he wish to homestead, be advised as to the most advantageous localities for this purpose.

Should he decide on buying, the land will be bought for him by the Firm as cheaply as possible. The title deeds will be examined and properly recorded by their own solicitors. They will also give information as to the building of houses and sheds, and generally offer advice and assistance until the new comer is fully settled on his farm.

They also, if the new comer wishes it, buy his implements and stores from large wholesale houses,

with which they have arrangements, thus not only securing good articles, but cheap rates.

The saving to the new comer from these sources will be very great, and more apparent when it is remembered that an Emigrant would have to travel, at a great expenditure of time and capital, over a very large tract of country before he could fairly make up his mind where to locate.

For the services above enumerated, the Firm charge the usual premium of £50. This sum is required before leaving England, but should any parent require the Firm to look after their sons for more than one year, a further sum of £30 per annum will be charged.

It should be clearly understood that at first a good deal of rough life will have to be encountered, and success will here, as in all other walks of life, depend on the ability of the settler to stick to work for a lengthened period. The extracts from the reports of the Farmer-Delegates will give information on this subject.

For the rest, the country is at present but fourteen days from England, and the journey will be shortened in less than two years.

Five days of this are through the most interesting parts of Canada and the United States, and the expenses are, compared with European travelling, moderate.

The climate, though severe in winter, is dry and healthy. The rainfall varying from 21·62 to 12·29 in the five years from 1872 to 1876 inclusive. The latter part of the fall of this year was unusually wet, which has caused some severe criticism of the country; but little harm was done to the crops, which should have been stacked or stored in the granaries before the advent of the rains.

Pupils.

The second object of the Firm is to give those wishing to inquire into the system of agriculture pursued in the North-West before embarking themselves, an opportunity of so doing.

As a preliminary to this enterprise, the Firm bought some 2,500 acres in the immediate vicinity of Winnipeg, which they have stocked, built upon, and a large portion of which they have under cultivation.

On this farm they are now prepared to take pupils.

The charges are a premium of £100, and £60 a year for the time pupils may elect to remain as such. These charges include every expense except clothing and the washing of linen. After leaving the farm the Firm still give advice and assistance to those choosing to farm for themselves.

Investments.

The third object of the Firm is to procure for English capitalists a reliable opportunity of investing in this most thriving colony. Mr. Welsh, the Delegate from Eskdale, calls attention to this subject in the following extract from his speech:—

For large capitalists, Manitoba has special attractions. They can choose one of three modes of investment, or try them all, viz., they can buy land and farm it, or they can buy and wait for a rise in value,—and land judiciously bought will certainly bring double the price in a very few years; or they can loan money at high rate of interest, the security being perfect. Farmers are better to borrow money at even 15 or 20 per cent. than be without cattle, which will, at least, double in value each year, and which at present can be kept in summer on unoccupied land, at the mere cost of herding, and winter at fifteen shillings a head.

Land can be bought either from present holders, when the title deeds will at once be delivered, or from the Government at prices ranging from \$5 to \$1, according to its vicinity to or distance from the Canadian Pacific Railway, on the ten years' purchase system.

One-tenth in cash at the time of purchase, the balance in ten yearly instalments with interest at the rate of 6 per cent. In this case an interim receipt only is given, and the deed from the Crown on the full value being paid.

What better investment can be made for young children who, at the time of leaving school, would thus have a career opened for them, or a competency in the increased value of their land?

A farm of 640 acres, bought on this system, would cost in the \$5 belt—

Cash payments each year, \$320 = \$3200

Interest, 1st year . .	\$172·80	
„ 2nd „ . .	152·60	
„ 3rd „ . .	134·30	
„ 4th „ . .	115·20	
„ 5th „ . .	96·00	
Remaining accumu- lated interest . .	192·00	
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or about £840, extending over a period of ten years.

In the cities and towns good opportunities for investment are continually offering, and the Firm, being agents for investors, are kept informed by intending sellers of the bargains proposed.

House-rent being high in proportion to the outlay, a good return is ensured by the purchase of

town lots with houses already erected. The Firm have procured as high as 14 per cent. for one of their clients from this kind of investment.

For the purchase of freehold estate the Firm charge 5 per cent.

The following extracts from the reports of practical Farmers who were invited by the Minister of Agriculture of the Dominion of Canada to visit the Dominion for the purpose of examining its resources, and reporting on its suitability as a field for settlement, refer to the Province of Manitoba and the North-West. These gentlemen were clearly informed that it was desired to obtain from them the results of their own observations as well with respect to drawbacks as advantages.

The most important of all evidence is that given by Mr. William Riddell (Ex-President of the Scottish Chamber of Agriculture), who, in response to a call from the Chair at a Meeting to hear the report of Mr. Snow, said :—

I have received many queries from England, Scotland, and even Ireland, regarding the position and prospects of farmers in the Province of Manitoba, and it will give me pleasure to communicate to this meeting what information I have been able to glean upon this interesting subject. Reference has been made to my sons, Andrew and James, now in the Canadian North-West. In the first place, I may state that they have been located in Manitoba since the spring of 1877. Having purchased a quantity of land in the summer of 1876, with a view to settling upon it, they commenced, in May 1877, to plough a bit of the prairie. They sowed wheat, barley, and oats, the seed of which they carried with them from this country. The produce of said crop (1877)—very unlike the crop in this country—yielded well; they also planted potatoes and other vegetables with success; and are now pursuing a mixed course of husbandry, having a little of everything—wheat, barley, oats, potatoes, turnips, &c., sheep, cattle, horses, and, of course, pigs. Having, as I have already said, been applied to by numerous parties to furnish information derived from my sons' experience and prospects in Manitoba, I put a number of questions with the view in the first instance of getting information for myself, and in the second

place in order to be able to give a correct and satisfactory reply to the parties desiring information regarding Manitoba. The following are the answers to my questions:—We have never regretted coming here. Land can be purchased at from 1 to 10 dollars per acre, and its transfer is so simple that in a few minutes, and at almost no cost, any quantity can be transferred. (Applause.) Prairie land is easily broken up, and is turned over in June or July with as light a furrow as possible, turned back with an inch of fresh mould before winter, but sometimes left till spring, when every description of cereals can be sown. Every description of crop succeeds well here, wheat yielding from 30 to 40 bushels, barley 45, and oats 55 per acre. Turnips, carrots, and cabbages grow as heavy crops as the best in Scotland. (Applause.) Land is rising in value rapidly, and labour can be had at from 15 to 20 dollars a month, with rations. Timber is much needed, but when buildings and fences are well up, less will be required. In some localities it is very scarce, in other districts plentiful, and consists of oak, ash, elm, poplar, and birch. Grain crops must all be fenced; but a law comes into operation next year (1880) to have all cattle pastures also fenced. A large herd of cattle could be kept, and, if sheltered by woods and windbreaks, they might stand out nearly the whole season. Grass would scarcely give the finishing touch to feeding cattle, but a little crushed grain in addition would do it nicely. Winnipeg market is available for buying and selling, but the local demand at present is very good. Railway communication with the outer world is increasing daily, and this will be the means of levelling both up and down. That is to say, it will equalize prices. Bullocks seem to be best adapted for labouring the land, especially in the breaking up, being more easily maintained than horses, and less capital is required to put them on. The climate is very healthy; we heard of no disease prevalent in the country. The only tax is for educational purposes. Churches are supported partly by missions from Ontario, and by voluntary contributions. Not such a thing as State aid. The classes most required here are farmers with capital, farm and railway labourers, and domestic servants. At first we did not know how we were likely to succeed; but now we are in a position, from our experience and observation, to advise any plucky, industrious man, with from £500 to £1,000, to come out here. The best time for farmers to come is in September or October; if these months are not convenient, the end of March or April. The former time would enable a settler to select his location, purchase stock, and get ready to make an early start for next year's crop. A farmer's outfit should consist of trained yoke oxen, which may be bought at 125 dollars a pair and upwards; cows 35 dollars and upwards. Steel ploughs are the best, and cost from 25 to 30 dollars. Like all

new countries, everything is quite primitive compared with Scotland. We have many discomforts and inconveniences, with hard work in seed, hay, and harvest time; but, notwithstanding all this, we have a very large amount of compensation. The land is our own; we can farm as we like, sell what suits us best—either the land or its produce—hunt and sport without hindrance, neither law nor contract preventing. (Applause.) All this sweetens labour very much, however. All who may think of coming here ought to make up their minds to rough it for a time; but with capital, patience, pluck, and perseverance, no man need be afraid of making a good thing of it. (Applause.) With no rents, and almost no taxes, we have the prospect of doing much better here than in the old country. These are the answers to questions which I put to my sons from time to time during the last eighteen months. You will observe, therefore, that they have not been got up for this occasion. (Hear-hear.)

Mr. James Biggar says:—

As a field for wheat-raising, I would much prefer Manitoba to Dakotah. The first cost of land is less; the soil is deeper and will stand more cropping; the sample of wheat is better, and the produce 5 to 10 bushels per acre more, all of which is profit; and as soon as the new railway is opened the cost of delivering it at the seaboard will be the same or less. I have not before referred to the grasshoppers, a scourge which has visited the country several times and destroyed the crops. The settlers do not seem to fear them much, as they **only** appear at considerable intervals and disappear altogether when the country is cultivated. With regard to the competition of this Western wheat in our markets, wheat sold at 70 cents in Manitoba leaves a good profit to the grower, and will cost, delivered in England, about 4s. 6d. per bushel, a price which does not pay the English farmers. It is evident, however, that this Western grain is affecting the Eastern States of America quite as much as this country. The average crop of the United States is surprisingly low, the returns for a good many States being as low as 12 to 14 bushels per acre; this evidently does not pay the grower, and many are, therefore, giving up wheat, and going in more for other branches of farming. Much of the wheat-producing land in the east being thus, for a time at least, exhausted, supplies will have to come from the virgin soils of the west, and as these are rapidly undergoing the same process, the farmers of the United States will, before very many years, be very much on a level with the farmers of this country. The *virgin soils* of Canada are, however, much

more extensive, and will probably be able to send us wheat when the United States have ceased to be an exporting country.

We passed through the settlement of Kildonan, and saw land which had been in wheat from 35 to 50 years, and took samples of the wheat, soil, and subsoil. We also saw some first-rate turnips. We did not see any signs of manure being applied, though we saw manure heaps, the accumulation of 20 years. As there is no decrease of crops the natives do not think it necessary to use manure yet; indeed, it has been customary to draw the manure on to the ice of the river in winter and allow it to go off in the spring freshets. Others, who had not this facility, had found it necessary to remove their barns rather than remove the manure heap. The cultivated land was clean, and seemed in good condition. On the banks of the river we could see a depth of 12 to 14 feet of soil, all an alluvial deposit.

Mr. George Cowan reported :—

The Manitoba wheat is much prized by millers in the United States for its superior quality, and brings the highest price in the market. Mr. Mackenzie, at the time of my visit, expected to receive from 2s. 9d. to 3s. per bushel for his wheat, delivered at the Portage; for oats from 1s. 6d. to 1s. 8d., and for his barley from 1s. 10d. to 2s. The latter crop is at present mostly used for horse feeding. The freight on wheat per steamer to Winnipeg is now 3½d., and thence to Montreal 1s. 1½d., in all 1s. 5d.; but in the course of a short time, when the Canada Pacific reaches this district, the cost of transport to Montreal, *via* Thunder Bay, will not exceed 1s. per bushel, all expenses included.

And (page 28), Mr. Gerrie grows wheat, principally of the Fife variety, and black Tartarian oats; he estimates his yield of the former this season at fully 30 bushels per acre, and had been offered 3s. per bushel delivered at Winnipeg. He also had no difficulty so far in getting a sufficiency of labour, has paid as high as £48 per annum, with board for a good man. His expenses of management per acre were as follows:—The first breaking of the land costs 12s., and second ploughing in autumn 8s., and can get it done by contract for the above sums; seed, harrowing, harvesting, threshing, 20s., which in addition to the first cost of the land, say 20s. per acre, amounts in all to £3 per acre. So that anyone, who will take the trouble of calculating the value of the first crop grown on the land as given above, will see that, for at least the portion of the farm brought under crop, the owner of the land has been fully paid both capital and interest for his outlay during the first year.

Mr. John Snow says:—

We saw that a black vegetable mould covered the surface from 18 inches to two, three, or four feet deep; and its fertility, no doubt, arose from vegetable decay, and from the fires which every year sweep over those lands, depositing fine ashes. What was produced we had to take from the evidence we could collect from the people, and from the stacks and stubble in the fields; and I consider I keep safely within the mark when I say that, taking a good piece of land, it will produce, after being broken properly, 40 bushels the first year, and an average of 30 bushels for 30 years without manure. The land is also very easily broken. It is generally selected without trees, and is turned flat over in June and July with a breaking plough to the depth of two inches. In the fall it is again ploughed the same way, but taking another couple of inches. It is then sown with wheat in April, and in August they reap a very heavy crop of wheat. Afterwards the land is very easily ploughed, a man with four mules or horses in a sulky plough, taking two furrows, being expected to plough four to five acres per day.

Mr. George Hutchinson, describing the wheat, says:—

Wheat in Manitoba is the crop for which the soil seems especially adapted; it is of a very hard and flinty nature, being very favourable to the new process of making flour; it commonly attains a weight of from 60 to 63 lbs. per bushel—the average yield per acre is 25 bushels—but I may say that much larger yields per acre are common. Some of the farms which are rather better managed yield as far as 35 and 40 bushels per acre. The value of wheat in Winnipeg in September was 2s. 9d. per bushel, so that an average crop of wheat would be worth £3 8s. 9d. per acre. The cost, according to the best evidence I could procure, for growing an acre of wheat in Manitoba is—ploughing, 6s.; harrowing, 6s.; seed and sowing, 7s.; harvesting and threshing, 14s.; total, 33s. per acre, which being nearly the only outlay, would leave a profit of £1 15s. 7d. per acre. And (page 69), The regular price charged for the carriage of one bushel of wheat from Winnipeg to Montreal is fifteen pence. It is, however, calculated that when the branch of the Canadian Pacific Railway before mentioned is completed, a bushel of wheat may be taken between Winnipeg and Montreal for one shilling, and from there to Liverpool for eightpence a bushel more! Farmers in Manitoba state that the cost of raising wheat and delivering it at Winnipeg does not exceed 2s. 4d. per bushel. We shall thus have wheat from Manitoba on the wharves at

Liverpool at a cost to the producer, including all charges for transport, of 4s. a bushel, or 32s. per quarter. There cannot be a question that the farmer can grow wheat in Manitoba and deliver it in Winnipeg for 2s. 4d. per bushel, while the figures of transportation are based on present prices.

Mr. Chambre draws a comparison between Manitoba and Dakotah in the following terms:—

As a wheat-growing district, I would not compare what I saw of Dakotah or Minnesota, in the United States, with Manitoba. The rich black soil of the latter being much deeper and the sub-soil much better will consequently stand much more cropping. At present the yield is greater by from ten to twelve bushels per acre. In addition to this, when we take into consideration that as soon as the new railway is opened the cost of delivery on board the ocean steamers will be actually less, the superiority of Manitoba is very great. Indeed, from all I could learn I have no doubt Manitoba and the Canadian North-West are bound very seriously to affect the wheat-growing districts of the United States, whose average yield is not much more than half that of Manitoba.

Mr. R. W. Gordon, in summing up, says:—

I now come to the important questions—is Canada the place to emigrate to, and, if so, which of her provinces is the most desirable? The first question I will answer in the affirmative, (1) because of its boundless extent of cheap and at the same time fertile lands; (2) because of its proximity to our own country, and therefore to the best market in the world! (3) because of the similarity of its people to ourselves; and (4) because of its loyal allegiance to the British Flag. The second I will leave you to decide for yourselves after pointing out shortly the advantages and disadvantages of each province as I was able to discover them.

He then proceeds to compare the capital required, and adds:—

The capital required for Manitoba need not be so highly estimated, as in no case can the sum required exceed £5 per acre; but, on the other hand, no man should go there from this country with a less capital than £500 to attempt to cultivate 160 acres. He can easily start and flourish with the half of this, provided all things go well, but there are contingencies, such as grass-

hoppers and severe weather, it would be well to provide for. Wheat may be safely estimated to yield, with reasonable cultivation 30 bushels of 60 lbs., and oats 60 bushels of 32 lbs.

Mr. Chambre, to whom we have referred before, after describing the province of Manitoba, says:—

Winnipeg, its present capital, which then only numbered 400 inhabitants, now has 12,000, and is daily increasing. Still the Canadian Government, knowing what an immense tract of fertile soil she possessed, and finding that the people of the old country (as they term the British Isles), no matter what their agents might say, would not believe the accounts thus given, most wisely decided on bringing out British Farm-Delegates to see for themselves what the country could do, and report to their brother farmers at home, knowing that the people of the old country would depend on their account when they would not listen to or believe the accounts given by emigration agents. For my part, I would not have believed any land could have been so fertile had I not seen for myself. There are at present two routes to Manitoba, one partly by lake and partly by rail, which is the least fatiguing for females or children, though it takes longer time. The other route, by all rail, is much shorter, the whole journey from Montreal being accomplished in about four days, though, if time permits, the route per lake is most pleasant.

and at the end of his lecture:—

I have no hesitation in recommending Manitoba and the Canadian North-West to my countrymen as the best place for a man to go to who wants to earn money and is not afraid to rough it for a time. He will have many discomforts for the first year or so, will be annoyed, I dare say, by mosquitoes and black flies for about three weeks in the year, but even these pests give way before civilization, and will, I have no doubt, ere long disappear. I believe any man determined to work and push on, even though he has not a penny to start with, will succeed here, as wages are good; but the man who has £100 clear to begin with will do better, and the one who has £200 or £300 or more will do better still and be saved many discomforts. There are numbers in the North of Ireland, disputing about small pieces of land and paying large amounts for tenant right, who, for half the sum in Manitoba, would become the owners of land one acre of which would be worth two of those they fight so much about.

Mr. W. P. Cubitt, who visited the province this

year, in speaking of the capital required to start successfully, says :—

Whilst acknowledging the natural fertility of the soil at Manitoba and its neighbouring territories, yet I am constrained to say that it will not be possible to colonize them rapidly until such time as they become more open by railway communication, especially by those who have so long enjoyed the civilization and comforts of England. The men to face such a country should be young and hardy, with any amount of pluck and perseverance. Many such are already there and are very hopeful of the future, but I think there is one misrepresentation with regard to the capital required. It has been said that a man may fairly start upon a section of 160 acres with a capital of less than £150. In my opinion much more than that amount will be necessary. Shelter will be required for himself and cattle, and also food for the first year. To start with but one pair of oxen is a slow beginning; still, many are trying it. Capital is needed in Manitoba as elsewhere, and the more one has the sooner he will make money. For instance, if a man start with about £2,000 he could purchase and bring rapidly into cultivation 800 or 1,000 acres, providing himself with a house, and his cattle with necessary shelter. He should depend on stock-paying as much as his tillage and crops, and might start with a strong herd of young growing cattle, or commence breeding them. Good working oxen are worth £20 per pair, and by three years time will be growing into big animals. They must be sheltered during winter, but no elaborate buildings are required, simple sheds of rough timber being sufficient. Any quantity of prairie hay may be had for the mowing, and summer food gratis for years to come. The straw should not be burned, as is now customary; but stacked round the cattle-sheds for warmth and bedding, preserving the manure till such time as the soil requires it. I do not believe in the too-general American plan of taking all out of the soil, and putting little or nothing back. The one system leads to ultimate poverty, the other to wealth.

The above are statements made by practical, intelligent, and experienced men, specially elected and sent out in response to an invitation by the Dominion Government to inquire into the subject.

Having the interest of the Colony at heart, we wish particularly to guard against too highly-coloured or misleading statements.

We do not imply that fortunes can be made from ordinary farming alone unless undertaken on a sufficiently large scale, nor do we wish to ignore the fact that hard work and, for a few years, a rough life must be cheerfully borne, and some inconveniences put up with, but we call attention to the fact that if this were not so it would be impossible to buy land for from £1 to 4s. an acre, and, in the manly language of the young Mr. Riddells, themselves settlers in the country, we say that, "With pluck, perseverance, patience, and capital, no man need be afraid of making a good thing out of the country."

For all further information, or for a personal interview, apply to

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